



E B O N Y  
*edition homes*

**AVALON**  
ASHWIN SHETH GROUP



## A legacy of building the best.

For three decades, Ashwin Sheth Group has been known for its overarching corporate promise, "Always deliver more than what the customer expects".

The group has delivered masterpieces of architecture across India and Dubai. To go above and beyond expectations, the company innovates with design constantly and infuses it with the cutting edge of contemporary thinking.

We are the proud makers of Mumbai's finest

residential apartments - Beaumonde, Prabhadevi where the who's who of the city reside and Vasant Galaxy, Goregaon. We gave Thane Vasant Lawns, its first planned township. But we didn't stop there. We created an iconic landmark that made Thane what it is today, Viviana Mall. Our prestigious projects together make for the most sought-after address in town, Thane's Platinum Belt. And now, we add another gem to this crowning jewel. Avalon, the epitome of fine living.

Beaumonde, PRABHADEVI



Vasant Lawns, THANE (W)



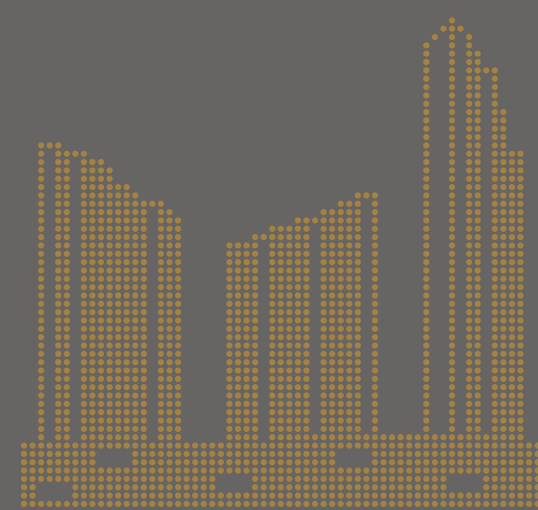
Viviana Mall, THANE (W)





# More than an address, a matter of pride.

## THANE'S PLATINUM BELT

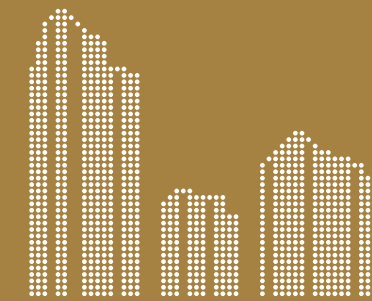


**Sheth Avalon**

The precinct around Avalon was developed by Ashwin Sheth Group with the clear purpose of making it one of Thane's most coveted addresses. Thane's Platinum Belt plays host to Vasant Lawns, Viviana Mall, Sheth Zuri and Sheth Fiona complexes.

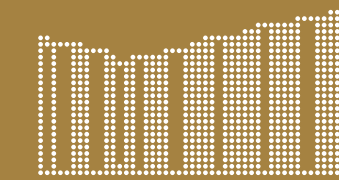
The precinct is on the Eastern Expressway and is well-connected to Mumbai and nearby towns. Its proximity to Jupiter Hospital, Singhania School and other conveniences and services make it an extremely discerning location too.

The prominence and prestige that Thane's Platinum Belt enjoys are due entirely to the Sheth Group's foresight. It is truly a unique story of development in the history of real estate in Mumbai.



### **Vasant Lawns**

Vasant Lawns, a premium residential project marked the beginning of this iconic stretch. It gave Thane a lifestyle it's never seen with its unique modern amenities. With well-appointed 2, 3 & 4 BHK homes, Vasant Lawns became synonymous with fine living in Thane.



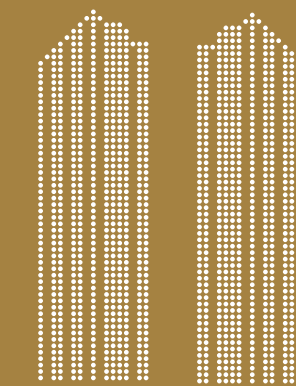
### **Sheth Fiona**

Sheth Fiona is another premium residential project with well-planned 2 & 3 BHK homes. It is set apart by a thoughtful design that brings an abundance of space, light & air besides the finest of amenities.



### **Viviana Mall**

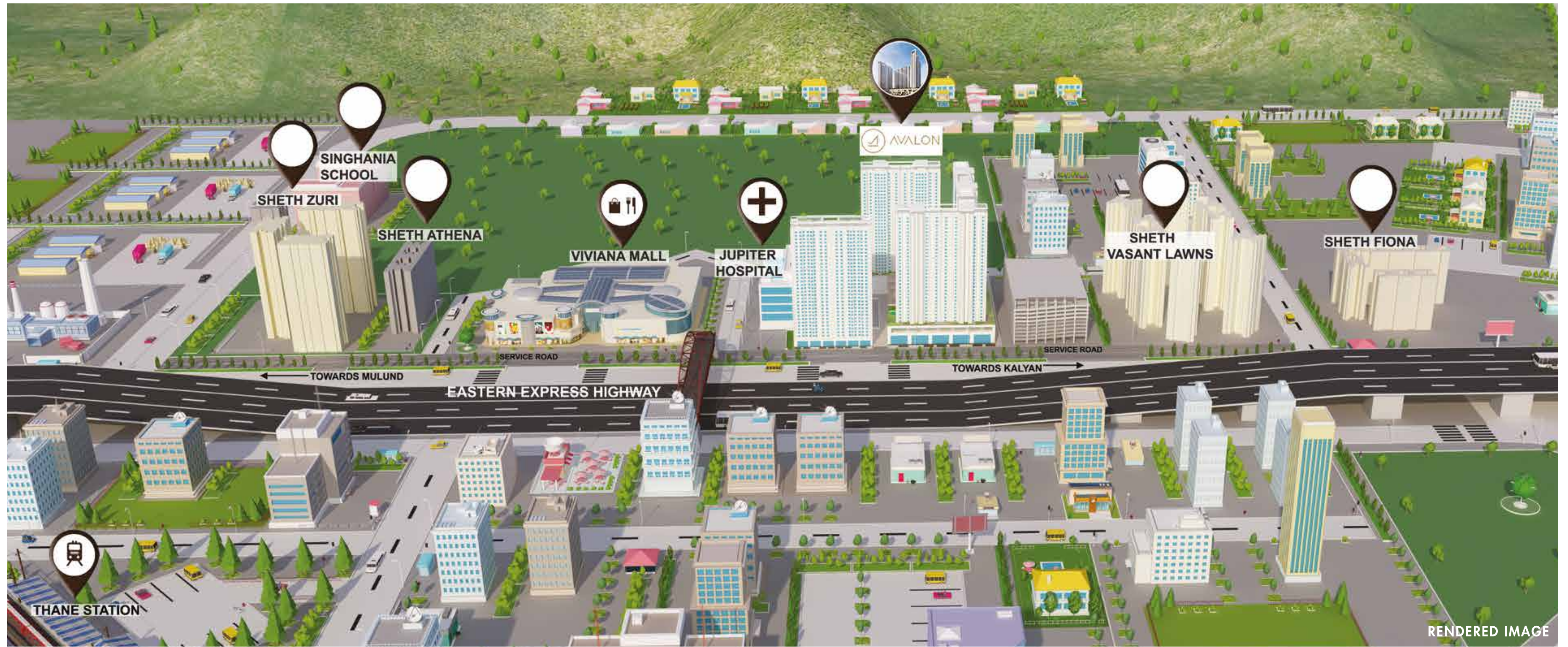
When Vasant Lawns was joined by one of the largest malls in India, Viviana Mall, it changed the future of Thane. It gave Thane its share of retail therapy that was long overdue. The mall witnesses a footfall of a million every month on an average and the shoppers from as far as Kalyan, Powai and Mumbai suburbs come here. With over 25 brands, 50 restaurants, the largest fun zone, India's only 4DX Cinema, Viviana Mall makes for the perfect hangout or weekend getaway that's just an elevator ride away.



### **Sheth Zuri**

Sheth Zuri comes with six towers of 1, 2 & 3 BHK homes and over 40 amenities designed for sports, entertainment and relaxation. It enjoys immediate access to a number of elevated corridors such as Lal Bahadur Shastri Marg, Eastern Freeway, Mumbai Highway, Western and Eastern Expressways.





## Location Highlights.

VIVIANA MALL	0.20 KM
JUPITER HOSPITAL	0.10 KM
SINGHANIA SCHOOL	1.3 KM
EURO KIDS	2 KM
NKT DEGREE COLLEGE	2.7 KM
E.S.I.C. HOSPITAL	3 KM
THANE RAILWAY STATION	3.9 KM

R - MALL	5 KM
HIRANANDANI HOSPITAL	5.6 KM
DAV INTERNATIONAL SCHOOL	2.3 KM
HIRANANDANI FOUNDATION SCHOOL	6.5 KM
K.C. COLLEGE OF ENGINEERING	5 KM

Disclaimer: The distance mentioned are calculated by a third party application. They may vary as per the prevailing traffic conditions and or as per other circumstances affecting the same.

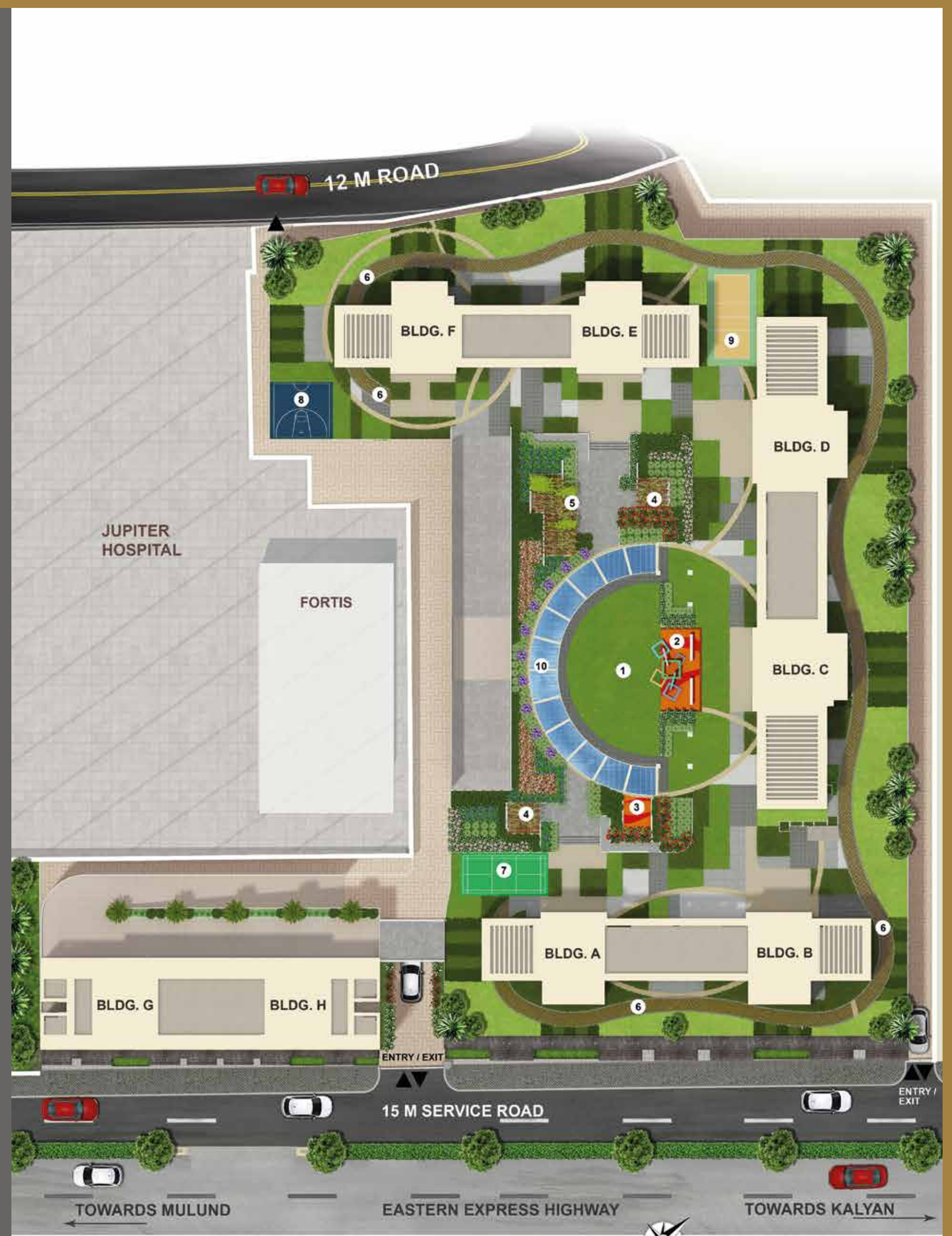


# Outdoor amenities.

- |   |                        |   |                          |
|---|------------------------|---|--------------------------|
|  | 1. CENTRAL LAWN        |  | 6. JOGGING TRACK         |
|  | 2. KIDS PLAY AREA      |  | 7. BADMINTON COURT       |
|  | 3. TODDLERS PLAY AREA  |  | 8. HALF BASKETBALL COURT |
|  | 4. PAVILLION           |  | 9. VOLLEYBALL COURT      |
|  | 5. SENIOR CITIZEN ZONE |  | 10. AMPHITHEATRE         |

# Clubhouse amenities.

- |   |                     |   |                           |
|---|---------------------|---|---------------------------|
|  | SWIMMING POOL       |  | KIDS POOL                 |
|  | TODDLERS JUNGLE GYM |  | KIDS GYM                  |
|  | CAFE                |  | SPA & SALON               |
|  | PRIVATE THEATRE     |  | BANQUET ROOM              |
|  | LIBRARY             |  | BAR                       |
|  | ARCADE ROOM         |  | SQUASH COURT              |
|  | CARDS ROOM          |  | 5 STAR DISGUISED ECO DECK |



LAYOUT PLAN 

RENDERED IMAGE



We've partnered with  
the best to deliver the best.



RENDERED IMAGE



# An address fit for the stars gets its own celebrity designer.

CLUBHOUSE, LOBBIES FOR TOWER A, B, C & EXCLUSIVE AMENITIES FOR TOWER C DESIGNED BY SUSSANNE KHAN

The founder of The Charcoal Project, a first-of-its-kind concept store and design studio, Sussanne Khan has proved her mettle through many conceptual projects that range from residential private homes, destination villas to commercial offices. With an absolute

understanding of global trends, a keen eye for aesthetics and designs across the globe, she is the first choice for anyone who wishes to create homes that exude a signature style. And Avalon is one of her finest creation with luxe interiors and elegant finishes.





LOBBY DESIGN BY

# Sussanne Khan



RENDERED IMAGE



BANQUET HALL DESIGN BY

# Sussanne Khan



RENDERED IMAGE



LOUNGE DESIGN BY

Sussanne Khan

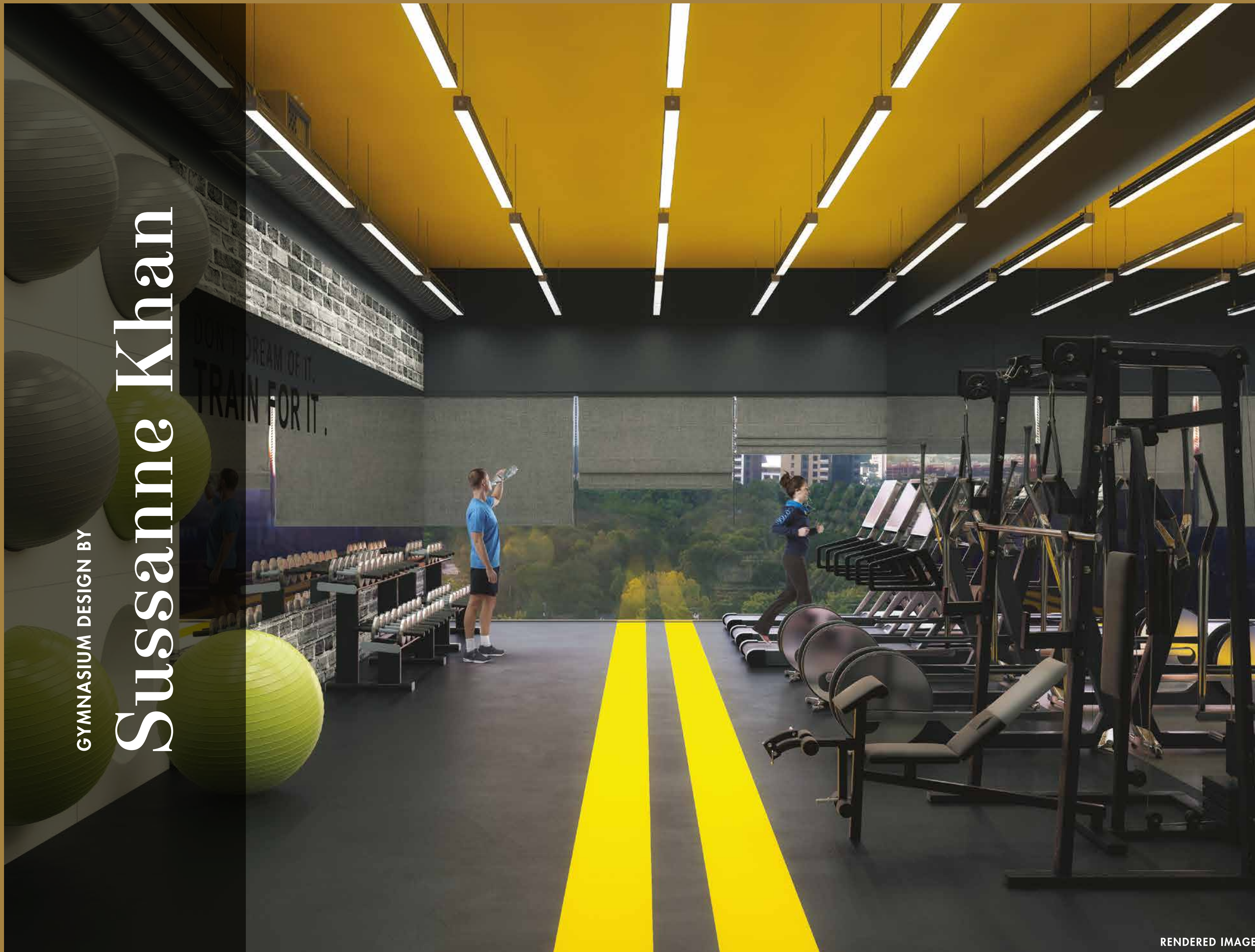


RENDERED IMAGE



GYMNASIUM DESIGN BY

# Sussanne Khan



RENDERED IMAGE



# A world class masterpiece calls for an international design expert.

LANDSCAPE DESIGN BY BELT COLLINS

A leading international consulting firm with offices throughout the Pacific, Belt Collins design innovative and creative landscapes. They have been dedicated to sustainability long before it became a buzzword and have assembled a portfolio of projects that have received either LEED or Built Green Certification. Belt Collins is a member of the U.S. Green Building Council. Belt Collins has over 16000 projects in 70 countries to its credit. The most iconic of them

are the 2100 Kalakaua, Honolulu, Kona Residence, Kona, USS Arizona Memorial Visitor Center, Pearl Harbor, University of Hawaii at Manoa - Rainbow Tennis Center, Waikoloa Beach Marriott Resort & Spa Renovation, and the Maluan Bay Wetlands Park, Xiamen, China.

The landscaping of Avalon is created by none other than this award-winning landscape architecture team.



RENDERED IMAGE



SWIMMING POOL DESIGN BY

**Belt Collins**



RENDERED IMAGE



To distinguish ourselves from the ordinary, we only work with those who are a class apart.

ACTUAL SHOWFLAT BY ZZ ARCHITECTS

ZZ Architects is a multidisciplinary design firm led by Krupa Zubin and Zubin Zainuddin. It is considered to be among the top 10 architectural and interior design firms of India.

ZZ Architects have a slew of prestigious projects to its credit. Many international schools in Mumbai and Bangalore, renowned actress and dancer Hema Malini's residence among other residential developments and townships. The clientele of ZZ Architects is

equally prestigious as well – from Fortune Group (ITC Hotels), Kalpataru Constructions to Loreal Professional Salons, the clients of ZZA are big names in the country and across the globe.

The Sheth Group has associated with ZZA to create a show flat in the premium towers to showcase the quality and distinction one can associate with the life at Avalon.





ACTUAL SHOW FLAT DESIGN BY  
**ZZ Architects**



ACTUAL IMAGE



ACTUAL SHOW FLAT DESIGN BY

ZZ Architects



ACTUAL IMAGE



# When you expect the best, we deliver.

EXCLUSIVE AMENITIES FOR 4 & 5BHK HOMES.

Avalon has introduced Thane to the uber luxurious lifestyle. These include amenities that start right at

the entrance with chic lobbies curated by none other than celebrity interior designer, Sussanne Khan.

- CONCIERGE SERVICE
- 7-TIER SECURITY SYSTEM
- LOUNGE AREA
- SPA
- GYMNASIUM
- GAMING ARCADE
- TABLE TENNIS & AIR HOCKEY
- MINI THEATRE
- BANQUET WITH 2 POOL TABLES AND A BAR
- LIBRARY



REFERENCE IMAGE



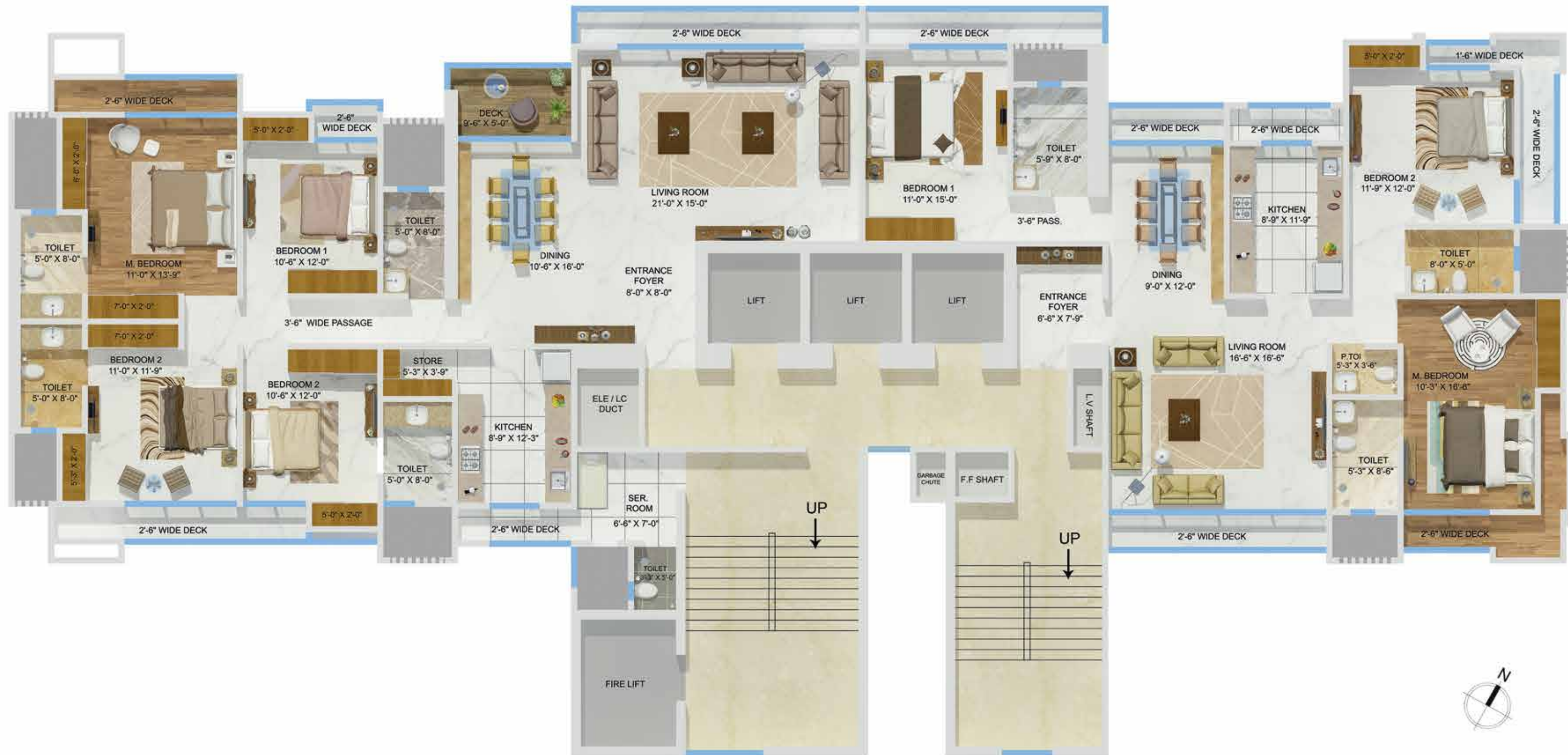
**4BHK**

Tower B  
CARPET AREA  
1625 SQ. FT.

**3BHK**

Tower B  
CARPET AREA  
1245 SQ. FT.

# TOWER B FLOOR PLAN



Disclaimer: Unit plan is for marketing purpose and is to be used as a guide only. Unit plan is intended to give a general indication of the proposed unit layout only and may vary in the finished building. All drawings/ dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.



# TOWER B - 4BHK UNIT PLAN

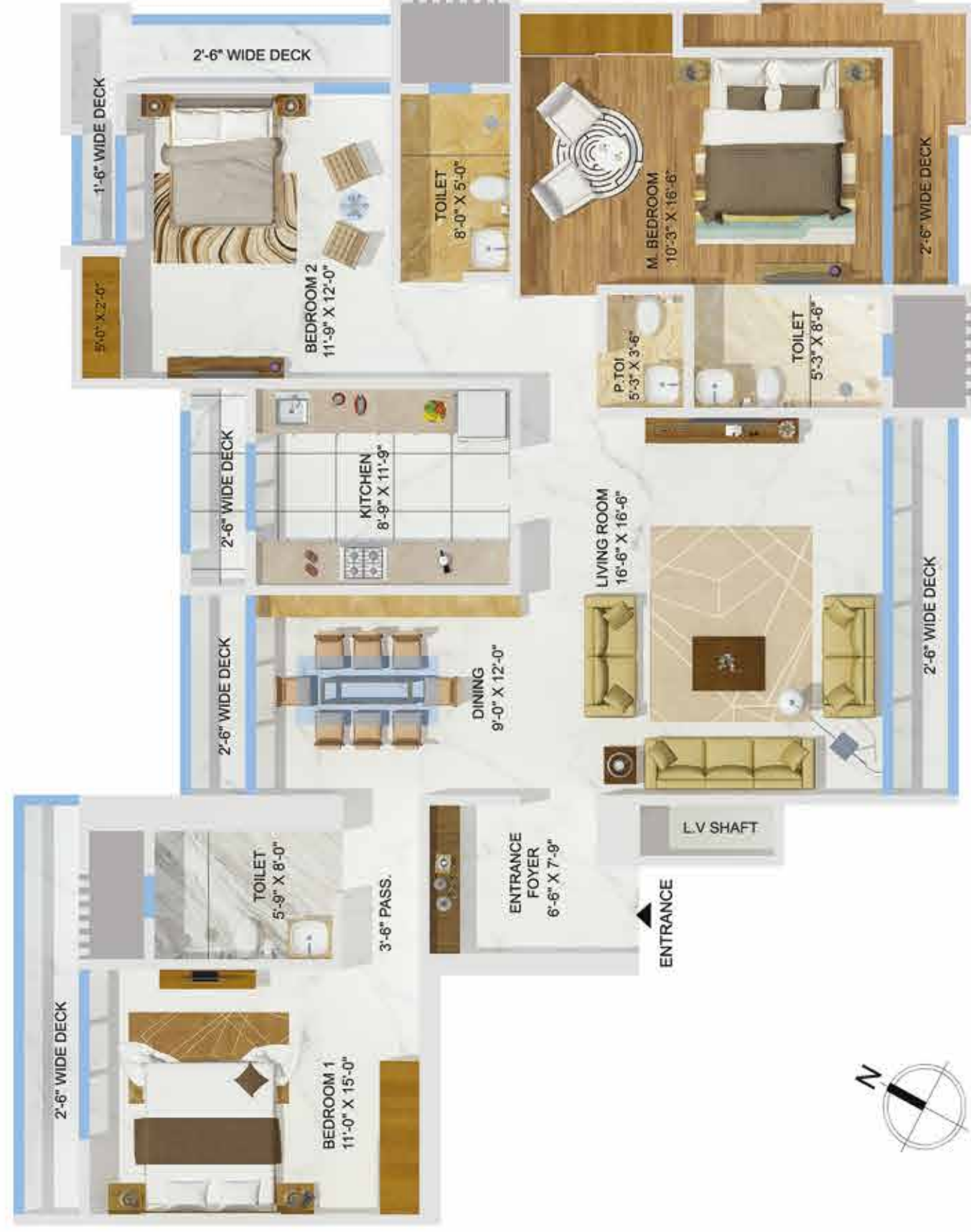
**4BHK**  
Tower B  
CARPET AREA  
1625 SQ.FT.



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# TOWER B - 3BHK UNIT PLAN

**3BHK**  
Tower B  
CARPET AREA  
1245 SQ.FT.



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**4BHK LUX**

Tower C  
CARPET AREA  
2005 SQ. FT.

**5BHK LUX**

Tower C  
CARPET AREA  
2390 SQ. FT.

# TOWER C FLOOR PLAN



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# TOWER C - 4BHK LUX UNIT PLAN

**4BHK LUX**  
Tower C  
CARPET AREA  
2005 SQ.FT.



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# TOWER C - 5BHK LUX UNIT PLAN

**5BHK LUX**  
Tower C  
CARPET AREA  
2390 SQ.FT.



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**sheth**  
ASHWIN SHETH GROUP.

3, 4 & 5 BHK - MAHARERA REGISTRATION NO - PHASE 2 : P51700015517

BESIDE VIVIANA MALL, EEH, THANE'S PLATINUM BELT, THANE (W).

CALL: 022-4296 4444 | [www.ashwinshethgroup.com](http://www.ashwinshethgroup.com)

Disclaimer: This Brochure is purely conceptual. The information contained in the brochure including the number of buildings, towers, wings, structures, elevations, photographs, sketches, visuals, pictures, images, details, specifications, dimensions, common area, amenities, facilities, the fixtures, fittings, soft furnishing/furniture, landscaping and other details therein are strictly provided for representative and illustrative purposes. List of amenities, specifications, designs and facilities provided in the Agreement for Sale shall stand final and binding. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. The layout plan shown is indicative and tentative, and subject to modification on account of any change in plans, permissions and final approval of the respective appropriate authorities and any further developments in surrounding areas in future. \*T & C Apply.